

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
JANUARY 19, 1966

This regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, January 19, 1966, in the City Hall Council Chambers.

ROLL CALL Present: Councilmen - BROWN, CULBERTSON, DOW, WALTON and KIRSTEN

Absent: Councilmen - None

Also present: City Manager Graves, City Attorney Mullen and Planning Director Schroeder.

MINUTES On motion of Councilman Brown, Walton second, the minutes of January 5, 1966 were approved as written and mailed.

PUBLIC HEARINGS

ANNEXATION - Notice thereof having been published in accordance with  
WESTWAREHOUSES law, Mayor Kirsten called for public hearing on the  
ADDITION proposal to annex the Westwarehouses Addition which  
is a 7.2-acre parcel located south of Turner Road and  
east of the Southern Pacific main line right of way.  
RES. NO. 2915 There was no one in the audience who wished to be  
ADOPTED heard in regard to the proposed annexation. On motion  
of Councilman Dow, Walton second, the City Council  
adopted Resolution No. 2915 annexing Westwarehouses  
Addition to the City of Lodi.

PLANNING COMMISSION

SPECIFIC PLAN The Planning Commission recommended that the Council  
W. ELM STREET approve the Specific Plan for the future extension of  
W OF ALLEN DRIVE West Elm Street from Allen Drive to Lower Sacramento  
Road. On motion of Councilman Brown, Dow second, the  
matter was set for public hearing on February 2, 1966.

INFORMATION The following actions of the Planning Commission were  
ITEMS reported:

1. Denied the request of Mrs. Alice Rosa for a change in zoning from R-2 to R-3 at 102 Sycamore Street.
2. Continued study of the specific plan of frontage roads and access points on Lower Sacramento Road between Turner Road and West Lodi Avenue
3. Conditionally approved the referral of the San Joaquin County Planning Commission of the request of Mr. J. Bacic for a use permit at the southwest corner of Cherokee Lane and Almond Drive.
4. Referred the City's development standards for an automobile service station to the County Planning Department in connection with a County use permit for a service station at the southwest corner of 99 Freeway and Kettleman Lane. In connection with issuance of this use permit, the Planning Commission is notifying the County Board of Supervisors of its objection to the County Planning Commission having approved the use permit before receiving a recommendation from the City Planning Commission.
5. Took no action on the County Planning Commission's referral of the request of Mr. Ted Katzakian for a

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use permit to establish a subdivision on the east side of Lower Sacramento Road 300 feet north of Harney Lane. However, the staff is to inform the County of the City's proposal for a future cross section for Lower Sacramento Road.

#### COMMUNICATIONS

##### CLAIM FOR DAMAGES - M. H. STIRM

A claim for damages was received from the California State Automobile Association Inter-Insurance Bureau on behalf of Marvin H. Stirm, 12 North Washington Street, Lodi. On motion of Councilman Culbertson, Brown second, the claim was rejected and referred to the City's Agent of Record for action.

##### HEARINGS - PERIPHERAL CANAL

A notice was read from the Department of Water Resources that public hearings have been scheduled in January and February on the preliminary alignment of the Peripheral Canal. The hearing in Lodi will be held in the Council Chambers on Wednesday, February 2, 1966, at 1:30 p.m.

##### SUPPORT OF ARMED FORCES

A resolution was received from the City of Orange expressing support and devotion to the members of the Armed Forces fighting in Viet Nam.

##### CVD, LCC

An invitation was read from the City of Oakdale concerning the Central Valley Division, League of California Cities meeting in that city on January 27, 1966, at 6:30 p.m.

#### REPORTS OF THE CITY MANAGER

##### CLAIMS

Claims in the amount of \$365,367.06 were approved on motion of Councilman Walton, Culbertson second.

##### AWARD - VAN TYPE TRUCK

The following bids complying with the specifications were received on the van type truck:

##### RES. NO. 2916 ADOPTED

Loewen Auto Company	\$1,863.93
Tokay Motors	1,940.00
Green-Schwindt	2,218.92
Weil Motors	2,249.94

The City Manager recommended that award be made to the low bidder, and on motion of Councilman Culbertson, Walton second, the City Council adopted Resolution No. 2916 awarding the contract for the van type truck to Loewen Auto Company for \$1,863.93.

##### AWARD - AIR COMPRESSOR

Bids received, complying with specifications, on the air compressor were as follows:

##### RES. NO. 2917 ADOPTED

Edward R. Bacon Company	\$5,024.00
Morgan Equipment Company	5,453.72

City Manager Graves recommended that award be made to the low bidder. On motion of Councilman Walton, Brown second, the City Council adopted Resolution No. 2917 awarding the contract for the air compressor to Edward R. Bacon Company for a total of \$5,024.00.

##### AWARD - LAWRENCE PARK & STADIUM SPRINKLERS

In compliance with specifications, the following bids were received for the Lawrence Park and Stadium Sprinkler System:

##### RES. NO. 2918 ADOPTED

Funk Construction Co. & Landscape Contractors	\$ 8,736.00
Albert F. Stein Landscape Co.	10,495.00
Cioli & DaRe Landscaping	11,786.00
Talini & Smith	12,400.00
Takehara Landscape Service	15,715.00

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MINOR LEAGUE  
BASEBALL

The City Manager recommended that award be made to the low bidder. Councilman Walton moved the adoption of Resolution No. 2918 awarding the contract for the Lawrence Park and Stadium Sprinkler System to the low bidder, Funk Construction Company & Landscape Contractors, for a total of \$8,736.00. His motion was seconded by Councilman Culbertson and carried.

City Manager Graves gave a resume of his memorandum written to the Council regarding the proposal of the California Baseball League that a Class A League team be based in Lodi using Lawrence Park as its home field. This would involve a capital expenditure of around \$9,800 to make the City's facilities, including lights, fencing, seats, back rests and concession stand, acceptable for use by the team. He pointed out that increased lighting, which had been discussed by the Recreation Director from time to time, would improve playing conditions and would be of benefit to all organizations using the field. The present fencing needs replacing and could not be deferred much longer in any event. Regarding additional seats, he stated that portable bleachers could be used which could then be used in other locations. Back rests would not involve a major expenditure and would be available for all users of the park. The only item which would not have any particular use except for professional baseball would be the enlarged portion of the concession stand which is being requested in order that beer may be dispensed. Other conditions requested by the League were that 1) the League be permitted to negotiate with the concessionaire, 2) that beer be permitted, 3) that the City provide maintenance for the field in exchange for which the club would give 20 free passes each to senior citizens, and 4) the club would pay a rental of \$10 for day games and \$20 for night games.

Mayor Kirsten introduced Mr. Bob Freitas, minor league member, and Mr. Raymond Friesen, an investor. Mr. Freitas said they would be glad to answer any questions they could. The Council discussed the request for additional seats. Mr. Freitas stated that other things are more important in Lodi. It was felt that the additional seats would not be required by the club until need was shown. Councilman Brown voiced his concern that local organizations be taken care of first. It was pointed out that the Recreation Director sees no problem in working out schedules to take care of local teams.

Mr. Graves stated the Recreation Director had estimated that the extra maintenance which would be required because of the club activities would approximate \$700, but he felt a more conservative estimate would be \$2000. Stating that most of the improvements had been contemplated for years and money on the City's part should not be a great determining factor, Councilman Dow moved that the proposals of the California League be accepted except for the request for additional seats which the City would install when warranted. The motion died for lack of a second.

Mayor Kirsten felt that if the League made a profit, it should be required to pay the actual cost of maintenance of the field. There was considerable discussion concerning payment of the maintenance cost which would be incurred because of the League's activities. In this connection, Councilman Culbertson felt some consideration should be given to the League's

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offer to issue free tickets to older people as it would be something they could enjoy and the City did not provide much in the way of recreation for older people. Mr. Freitas suggested that the City have a set figure on the maintenance cost. City Attorney Mullen suggested a top figure of \$1500 or actual cost of maintaining the ballpark. After further discussion, it was moved by Councilman Dow that the City grant a franchise to the California League, accepting the conditions requested by the League, except for additional seats and including the offer of 20 free tickets each to senior citizens, and establishing a rental fee of \$10 per day game, \$20 per night game, and requiring payment of the first \$1500 in profits for maintenance, plus 5% of any profits in excess thereof. The motion was seconded by Councilman Walton. Councilman Culbertson felt the payment requirements were too severe on the ball club. After further discussion, the motion passed with Councilman Culbertson voting no, stating he was in favor of granting the franchise but did not approve all the conditions.

Councilman Brown moved that when games are being scheduled, the Director of Recreation and Parks work with local teams, such as the American Legion, Wine Growers Guild, High School, etc. The motion was seconded by Councilman Walton and carried with Councilman Culbertson voting no because he felt it was an administrative problem.

CIVIC CENTER  
LANDSCAPE PLANS

Mr. Paul Tritenbach being present, the City Manager invited him to present his preliminary plans for landscaping the Civic Center. After review and explanation of the plans by Mr. Tritenbach, the Council approved the preliminary plans for the Civic Center Site on motion of Councilman Culbertson, Dow second.

HALE ROAD  
ABANDONMENT

RES. NO. 2919  
ADOPTED

Mr. Graves stated that a portion of Hale Road which comes to a dead end on the west side of 99 Freeway should be abandoned so that it could be used to provide lots in a proposed subdivision. On motion of Councilman Dow, Walton second, the City Council adopted Resolution No. 2919 stating the Council's intention to abandon 100 feet of Hale Road immediately west of 99 Freeway and setting public hearing thereon for February 16, 1966.

VACATING  
EASEMENT FOR  
LAKEWOOD AREA

The Public Works Director is requesting that an easement for the Lakewood area be abandoned since the property owners have provided the City with a new and more acceptable location for the easement. The easement has never been used and there is no present or prospective need for its use. On motion of Councilman Brown, Walton second, the City Council adopted its order vacating the easement from north and west of Lakewood School which had been filed for record on December 17, 1963, in Book 2766, page 158, San Joaquin County Records.

SPECS -  
CLEARING SITE  
FOR PUBLIC  
SAFETY BLDG.

Specifications for clearing the site for the Public Safety Building were approved and calling for bids authorized on motion of Councilman Dow, Culbertson second.

SYLVIA DRIVE  
BTW HAM AND  
FAIRMONT  
ACCEPTED

The street work on Sylvia Drive between Ham and Fairmont has been completed, the rights of way have been dedicated to the City, and the various owners have provided funds for final surfacing of the street. The Public Works Director therefore recommends that the street

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be accepted by the City. On motion of Councilman Brown, Walton second, Sylvia Drive between Ham Lane and Fairmont Avenue was accepted as a public street.

REPORT ON  
CAPITAL IMPVT  
PROGRAM

Mr. Graves gave the City Council a comprehensive report on the status of Capital Improvement projects, including the Public Safety Building, sewage plant and storm drainage facilities.

PENSION  
SEPARATION  
RESERVE  
DISTRIBUTION

Pursuant to Section 17-22 of the City Code, the Pension Board reports a total accumulation of \$35,977.15 in the City's Separation Reserve and recommends that \$35,800 of this amount be distributed to the 194 members of the system at the rate of \$185.00 per member. On motion of Councilman Brown, Dow second, the City Council approved the above distribution as recommended.

## ORDINANCES

PIONEER SUBD.  
REZONED TO  
R-2 AND R-4ORD. NO. 808  
ADOPTED

ORDINANCE NO. 808, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING CERTAIN PARCELS IN THE PIONEER SUBDIVISION, LOCATED SOUTH OF HALE ROAD AND WEST OF 99 FREEWAY, TO BE IN THE R-2 SINGLE-FAMILY RESIDENCE DISTRICT AND IN THE R-4 MULTIPLE-FAMILY INSTITUTIONAL RESIDENCE DISTRICT," having been introduced at the regular meeting of January 5, 1966, was brought up for passage on motion of Councilman Dow, Walton second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - BROWN, CULBERTSON, DOW, WALTON  
and KIRSTEN

Noes: Councilmen - None

PREZONING  
WESTWAREHOUSES  
ADDN TO "M"  
INDUSTRIALORD. NO. 809  
ADOPTED

ORDINANCE NO. 809, entitled "ZONING PROPERTY LOCATED SOUTH OF TURNER ROAD BETWEEN STOCKTON STREET AND THE SOUTHERN PACIFIC RAILROAD, KNOWN AS THE 'WESTWAREHOUSE ADDITION,' TO BE IN THE 'M' INDUSTRIAL ZONE," having been introduced at the regular meeting of January 5, 1966, was brought up for passage on motion of Councilman Brown, Walton second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - BROWN, CULBERTSON, DOW, WALTON  
and KIRSTEN

Noes: Councilmen - None

## MISCELLANEOUS

REDESIGN OF  
COUNCIL  
CHAMBERS

Councilman Walton moved that the City Manager employ an architect to prepare preliminary design for rearranging the Council Chambers and give a cost estimate thereof. His motion was seconded by Councilman Dow and carried unanimously.

## TREES

Councilman Walton requested that when any large trees are to be removed by the City, that it be brought to the Council's attention specifically. Mr. Graves stated he would be glad to have this done.

## ADJOURNMENT

At 10:40 p.m., on motion of Councilman Brown, Dow second, the City Council adjourned and went into executive session.

*Beatrice Garibaldi*  
Attest: BEATRICE GARIBALDI  
City Clerk